

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: November 18, 2004

ITEM No. 3

SUBJECT	<b>Cantabrica Preliminary Plat</b>
REQUEST	<p>Request preliminary plat approval for 9 residential lots with amended development standards on a 28.5+/- acre parcel.</p> <p><b>15-PP-2004</b></p> <p><b>Key Items for Consideration:</b></p> <ul style="list-style-type: none"><li>• The applicant requests to establish estate lots under the current site zoning.</li><li>• Amended development standards are requested.</li><li>• No public opposition has been received with this case.</li></ul>
OWNER	Vincent DeAcitis
APPLICANT CONTACT	David Shapiro Mcguire Construction Corp 602-650-1608
LOCATION	11885 E Jomax Road, southeast corner of Jomax Rd. and 118 <sup>th</sup> St.
BACKGROUND	<p><b>Zoning.</b></p> <p>The site is zoned R1-130 ESL (Residential) District. This zoning district allows for single-family residential and associated uses on lots of 3 acres or more. The ESL overlay provides for maintenance of a portion of the property as natural desert and provides for amended development standards.</p> <p><b>Context.</b></p> <p>This subdivision is located in the Goldie Brown Estates area of the City. The surrounding property is zoned R1-130 ESL. The Yearling Estates plat (R1-130 ESL) plat is located southwest of the site while another plat is located to the west. The area contains a variety of 3 acre or larger lots with platted and land division properties.</p>
APPLICANT'S PROPOSAL	<p><b>Goal/Purpose of Request.</b></p> <p>The request is to create nine, 3 ac. +/- custom home lots on the site with access from a 30 ft. wide internal private (tract) cul-de-sac extending southward from Jomax Rd. The site is rolling with slopes in the 5-10% range and a few surface boulders, mainly along the north side. The request is for amended development standards for lot area (130,000 to 103,000 sq. ft.), lot width (200 to 160 ft.), front yard (60 to 45 ft.) Rear yard, 60 to 50 ft.), and side yard (20 to 25 ft.) These reductions range from 17 to 25% and are based on dedication of increased NAOS (34% required and 36% provided). NAOS is provided on-lot, mainly along the periphery of the site, providing a buffer ranging in width</p>

from about 70 to 120 ft. Construction envelopes range from 39,500 to 65,000 sq. ft. No major washes exist on the site. A 19 ft. tall boulder located on Lot 1 will be protected by a boulder easement. A wash with a flow of 126 CFS is located near the northeast corner of the site and will be maintained as open space. The site is in the Upper Desert Landform.

The entry gates contain brown and tan stucco finished walls and black metal swing gates. Site walls meander in and out along building envelopes and contain open corral fencing within 15 feet of property lines.

**Key Issues.**

- Development will occur under the current ESL provisions.
- Site walls are set back 70 to 120+ ft. from the perimeter of the site and meander with breaks and corral fencing at side property lines.

**IMPACT ANALYSIS**

**Traffic.**

The plat will result in the dedication of right-of-way for Jomax Rd. (25 ft. half street, local collector), 118<sup>th</sup> St. (45 ft. half street major collector) and the local residential road (20 ft. half street) along the south side of the site. Paving will be provided along the site's Jomax frontage and 118<sup>th</sup> St. will be either paved or cash-in-lieu provided. A 25+/- foot wide road right-of-way abandonment along Jomax Rd. (55 ft. wide Goldie Brown easement) is requested under a separate abandonment application. The site will generate about 89 vehicles per day, which can be accommodated by the local street system.

**Water/Sewer.**

Water is provided by a new main improvements extended to the site from the local streets by the developer. Sewer will be by individual septic tanks and dry sewer, to be connected to the City sewer system in the future.

**Police/Fire.**

Rural Metro has reviewed the plat and finds the street design standards conforms to apparatus turning movement requirements. The gated entry feature contains keyless "knox box" protection.

**Schools.**

Cave Creek Unified School District has been notified of this application. The applicant contacted the Superintendent by phone regarding the plat. The Superintendent indicated no objection to this plat.

**Open space/Scenic Corridors.**

A total of 10.36 ac. (36%) of NAOS is provided and 9.71 ac. (34% is required. A public trail easement is located along the west side of the site. An additional 0.39 ac. of NAOS will be provided subsequent to approval of the 30+/- foot wide road right-of-way abandonment along Jomax Rd.

**Community Involvement.**

The applicant has contacted adjacent property owners within 300 feet of the site. The applicant or staff has received no objections.

STAFF RECOMMENDATION	<b>Recommended Approach:</b> Staff recommends approval, subject to the attached stipulations.
RESPONSIBLE DEPT(S)	<b>Planning and Development Services Department</b> Current Planning Services
STAFF CONTACT(S)	Al Ward Senior Planner 480-312-7067 E-mail: <a href="mailto:award@ScottsdaleAZ.gov">award@ScottsdaleAZ.gov</a>

APPROVED BY

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Al Ward  
Report Author

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Randy Grant  
Chief Planning Officer  
Phone: 480-312-7995  
E-mail: [rgrant@scottsdaleAZ.gov](mailto:rgrant@scottsdaleAZ.gov)

ATTACHMENTS

1. Applicant Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat Plan
5. NAOS/Landscape Plan
6. Entry features/wall details
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



# City of Scottsdale PROJECT NARRATIVE



15-PP-2004

6/03/04

Case # 6/03/04 / 368 -PA- 01

Project Name CANTABRICA

Location 11885 E. JOMAX RD,  
SCOTTSDALE AZ 85254

Applicant David L. Shapiro AIA  
McGuire Constr. Corp.

- ☐ Rezoning  
☐ Use Permit  
☐ Development Review  
☐ Master Sign Programs  
☐ Variance

☒ Other PLAT

## SITE DETAILS

Proposed/Existing Zoning: R1-130 ESL

Use: Single Family Res.

Parcel Size: 28.5 AC. gross

Parking Required: N.A.

Parking Provided: N.A.

# Of Buildings: N.A.

Height: 30'-0" MAX

☐ Gross Floor Area ☒ Total Units: 9 Lots

☐ Floor Area Ratio ☒ Density: 3.1667 AC/LOT GROSS

Setbacks: N- 80' S- 120'

2.81 AC-/LOT NET AVG.  
= .0316 DU./AC.GROSS

E- 120' W- 100'

In the following space, please describe the project or the request

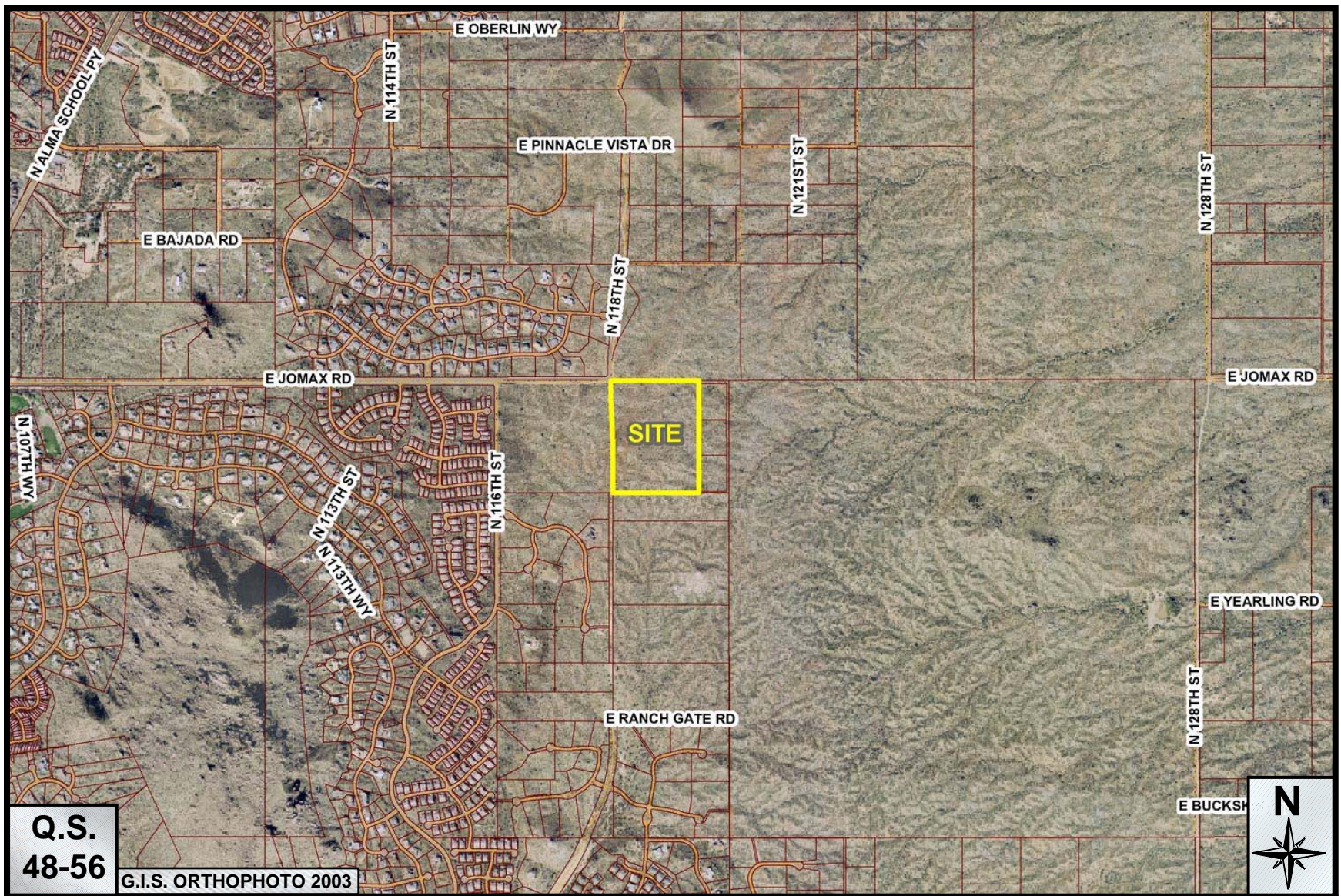
### CANTABRICA

11885 E. Jomax Road  
Scottsdale AZ 85255

### PROJECT DESCRIPTION

This project consists of a 28.5 gross acre parcel of land for which we are requesting a plat that provides for 9 estate sized lots under the existing R1-130 ESL zoning. We are providing a new central internal street with gated access and we are locating our privacy walls away from the parcel property lines on the development side of the NAOS areas. We are also providing excess NAOS area above that which is required by the ordinance and we are maximizing this Natural Area Open Space around the perimeter of the project to set back the building envelope areas from the surrounding properties and streets. We have also provided for extensive wildlife access corridors throughout the project and we are convinced that this project will be an asset to the area and to the City of Scottsdale.



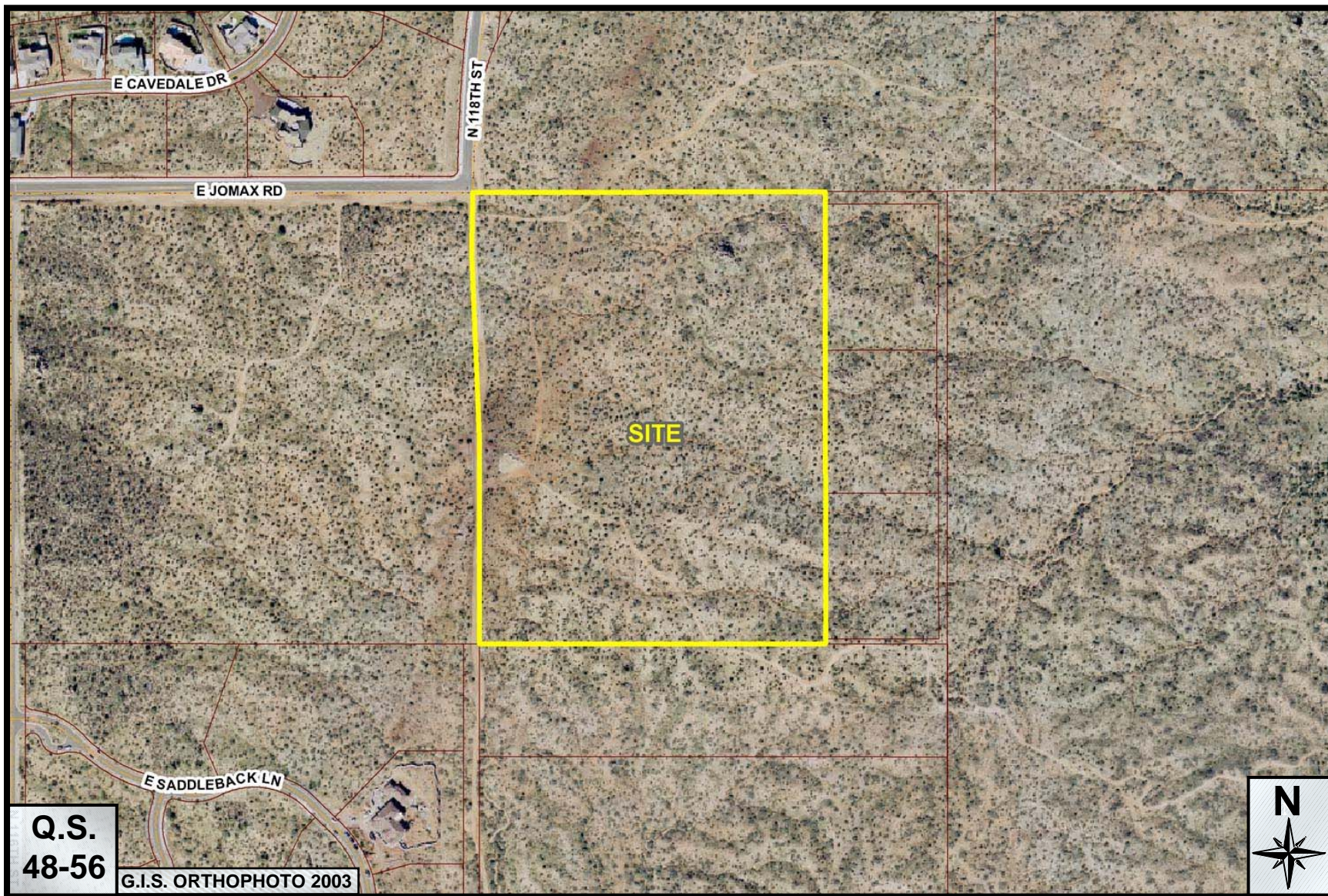


## Cantabrica Preliminary Plat

**15-PP-2004**

ATTACHMENT #2



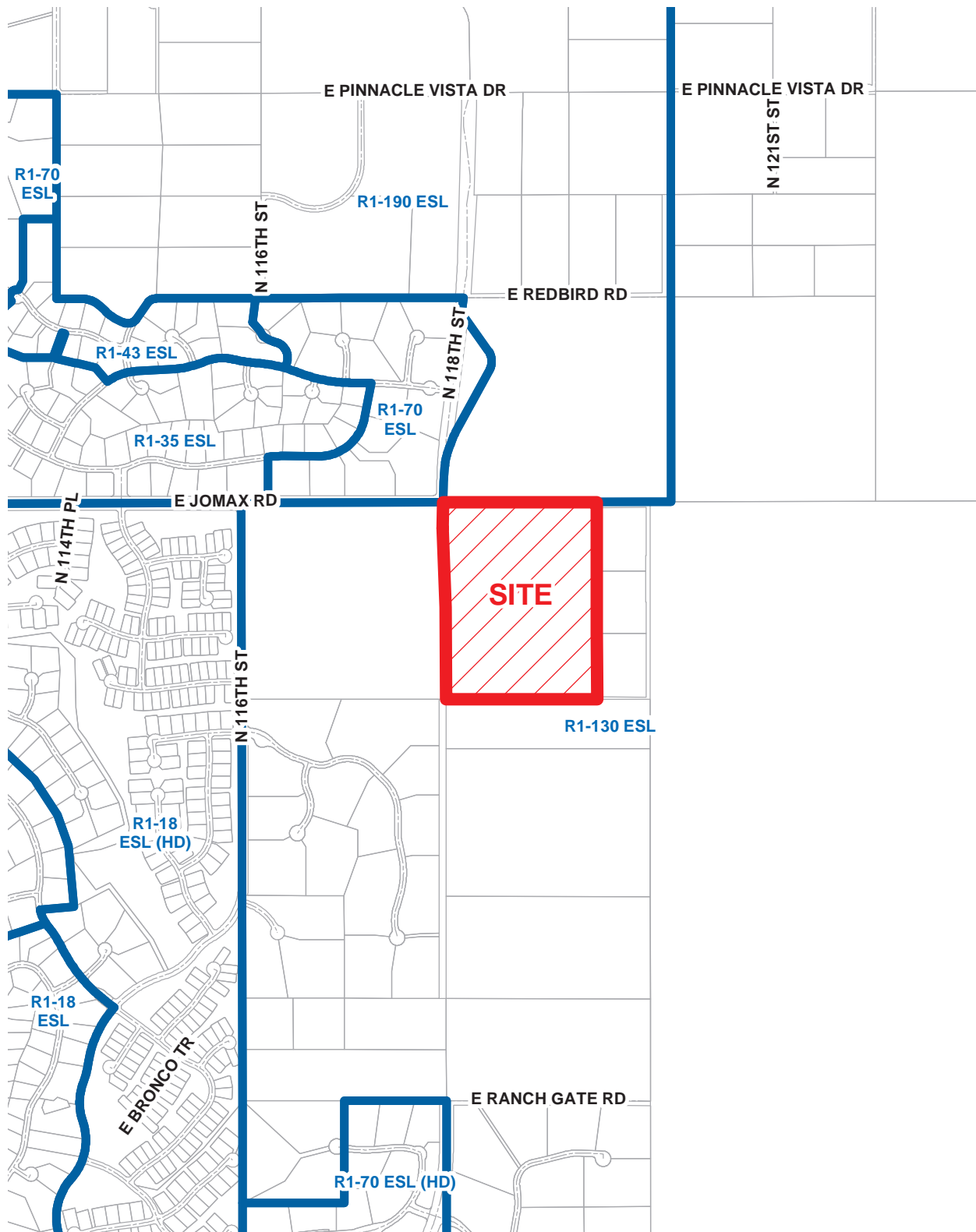


## Cantabrica Preliminary Plat

**15-PP-2004**

ATTACHMENT #2A





15-PP-2004

ATTACHMENT #3





# PRELIMINARY PLAT - NAOS EXHIBIT CANTABRICA

A PORTION OF PARCEL 8 OF GOLDIE BROWN PINNACLE PEAK RANCH UNIT 2,  
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3,  
TOWNSHIP 4 NORTH, RANGE 5 EAST, G1A & SALT RIVER MERIDIAN  
SCOTTSDALE, MARICOPA COUNTY, ARIZONA

LOT AREA MATRIX

JEEP TRAILS			WALL, PUE				
LOT #	NET AREA	BUILDING ENVELOPE	REVEG-NAOS	REVEG-NAOS	FUTURE NAOS	NAOS PROV'D.	TOTAL NAOS
LOT 1	116,196 sq. ft.	38,538 SF	-	2,289 SF	8,197 SF	43,486 SF	53,951 SF
LOT 2	104,974 sq. ft.	52,364 SF	-	1,300 SF	-	32,732 SF	34,032 SF
LOT 3	104,055 sq. ft.	45,568 SF	-	1,503 SF	-	42,215 SF	43,718 SF
LOT 4	172,809 sq. ft.	65,234 SF	-	1,788 SF	-	83,242 SF	85,030 SF
LOT 5	110,858 sq. ft.	58,458 SF	122 SF	1,720 SF	-	35,269 SF	37,111 SF
LOT 6	118,096 sq. ft.	45,168 SF	135 SF	5,815 SF	-	57,330 SF	63,280 SF
LOT 7	125,276 sq. ft.	60,145 SF	3,720 SF	4,178 SF	-	38,892 SF	46,790 SF
LOT 8	115,267 sq. ft.	84,032 SF	2,116 SF	3,379 SF	-	38,154 SF	44,651 SF
LOT 9	129,436 sq. ft.	46,448 SF	3,403 SF	4,320 SF	8,822 SF	51,148 SF	67,791 SF
AV LOT = 1,088,038/9 = 121,782 SF = 2.80 AC			-	-	-	-	-
TOTAL NAOS REQUIRED = 423,019 SF = 9.711 AC			-	-	-	-	-
REVEGATED NAOS 200% CREDIT			9,498 SF	-	-	-	-
REVEGATED NAOS FROM CONSTRUCTION (2% OF REQUIRED)			-	26,291 SF	-	-	-
FUTURE NAOS PROVIDED					17,119 SF	-	-
NAOS PROVIDED						423,446 SF	-
TOTAL NAOS PROVIDED = 423,446 SF = 9.720 ACRES, 40% OF REQUIRED							476,354 SF

## N.A.O.S. STATEMENT

THIS PROPERTY IS CLASSIFIED BY THE ENVIRONMENTALLY SENSITIVE LAND ORDINANCE, AS UPPER DESERT LANDFORM. THE SITE GRADIENT VARIES IN ACCORDANCE WITH THE SLOPE ANALYSIS AND WITH TABLE A OF THE ESLO. THE REQUIRED NAOS IS 34.07% OF THE AREA, USING THE GROSS ACREAGE OF 28.9 ACRES. THE REQUIRED NAOS IS AS FOLLOWS:  
TOTAL NAOS REQUIRED (BY SLOPE ANALYSIS) = 6,078 ACRES OR 423,019 SF  
MAX REVEG ALLOWED = 30% X 6,078 = 2,903 ACRES  
TOTAL NAOS PROVIDED = 10,713 ACRES OR 476,354 SF = (110% OF REQUIRED)  
THE NAOS WILL BE DEDICATED AS EASEMENTS ALONG THE REAR OF LOTS 1 THRU 9, AND THE SIDES OF LOTS 1 & 9 ADJACENT TO JOMAX ROAD.

## LEGEND

MONUMENT LINE	CL
RIGHT OF WAY	R/W
FUTURE RIGHT-OF-WAY	(FUTURE)
PROPERTY LINE	PL
PUBLIC UTILITY EASEMENT	PUE
BUILDING SETBACK LINE	BSL
NATURAL AREA OPEN SPACE	NAOS
	FUTURE NAOS
BUILDING ENVELOPE	
	REVEGATED NAOS
	BOULDER EASEMENT

## N.A.O.S. / LINE & CURVE DATA

LINE	LENGTH	BEARING
1	116.196	N 11.11° E
2	104.974	N 11.11° E
3	104.055	N 11.11° E
4	172.809	N 11.11° E
5	110.858	N 11.11° E
6	118.096	N 11.11° E
7	125.276	N 11.11° E
8	115.267	N 11.11° E
9	129.436	N 11.11° E

LINE	LENGTH	BEARING
1	116.196	N 11.11° E
2	104.974	N 11.11° E
3	104.055	N 11.11° E
4	172.809	N 11.11° E
5	110.858	N 11.11° E
6	118.096	N 11.11° E
7	125.276	N 11.11° E
8	115.267	N 11.11° E
9	129.436	N 11.11° E

CURVE TABLE
1
2
3
4
5
6
7
8
9

NOTE: THIS MAP OR PLAN IS NOT TO BE USED, HELD UPON, OR CONSIDERED CONTACT OR READY FOR CONSTRUCTION UNLESS STAMPED BY A PROFESSIONAL ENGINEER FROM THE STATE OF ARIZONA. ANY OTHER USE OF THIS MAP OR PLAN IS NOT BEING PROVIDED. IT IS THE USER'S RESPONSIBILITY TO OBTAIN NECESSARY PERMISSIONS FROM THE APPROPRIATE AGENCIES FOR ANY OTHER USES. PERMISSIONS SHOULD BE OBTAINED FROM THE ENGINEER OF RECORD.

PRELIMINARY  
APPROVED

PLANNING - CIVIL ENGINEERING - SURVEYING  
LEMMIE ENGINEERING INC.  
3000 WEST WILLOW ROAD  
PHOENIX, ARIZONA 85018  
PHONE (602) 941-1804 FAX (602) 941-1331



CANTABRICA - NAOS EXHIBIT  
PT. NE 1/4, NE 1/4, SECTION 3,  
T. 4 N. R. 5 E. G. & S. R. M.  
SCOTTSDALE, MARICOPA COUNTY, ARIZONA



DESIGNED BY: DB  
DRAWN BY: GH  
SCALE:  
HORIZONTAL = 1"=100'  
VERTICAL = N/A  
SHEET 2 OF 3  
DATE: 9/29/2004  
REV: 04-033

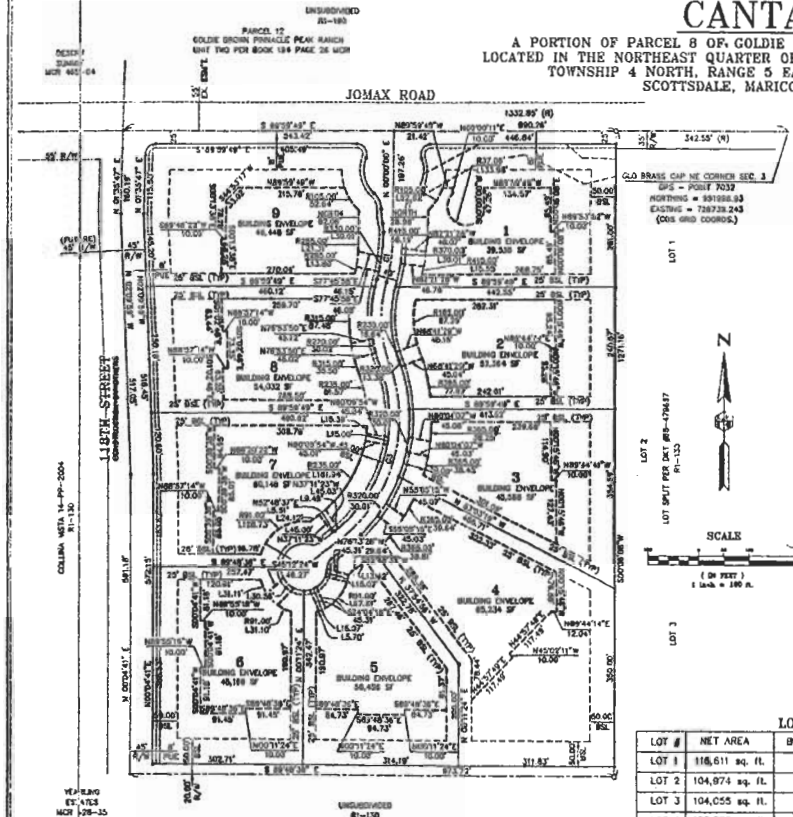
10/15/04

15-PP-2004  
10/15/2004



# PRELIMINARY PLAT - BUILDING ENVELOPE EXHIBIT - DRAINAGE EASEMENTS CANTABRICA

A PORTION OF PARCEL 8 OF GOLDIE BROWN PINNACLE PEAK RANCH UNIT 2,  
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3,  
TOWNSHIP 4 NORTH, RANGE 5 EAST, GILA & SALT RIVER MERIDIAN  
SCOTTSDALE, MARICOPA COUNTY, ARIZONA

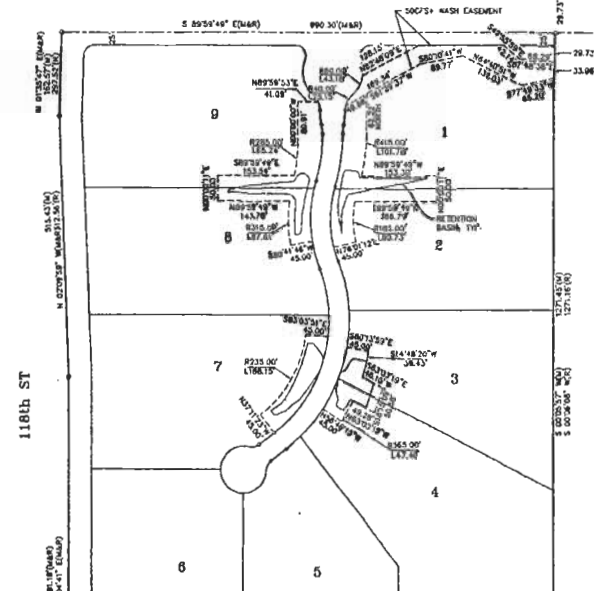


BUILDING ENVELOPES

LOT AREA MATRIX

LOT #	NET AREA	BUILDING ENVELOPE	FUTURE NAOS	NAOS PROV'D.
LOT 1	116,611 sq. ft.	28,538 SF	8,197 SF	45,993 SF
LOT 2	104,874 sq. ft.	52,384 SF	-	34,050 SF
LOT 3	104,055 sq. ft.	45,086 SF	-	43,718 SF
LOT 4	172,806 sq. ft.	65,234 SF	-	65,030 SF
LOT 5	110,658 sq. ft.	58,456 SF	-	36,990 SF
LOT 6	116,098 sq. ft.	45,186 SF	-	63,145 SF
LOT 7	125,276 sq. ft.	60,140 SF	-	43,076 SF
LOT 8	115,567 sq. ft.	54,032 SF	-	42,529 SF
LOT 9	120,997 sq. ft.	48,448 SF	8,922 SF	55,660 SF
AV LOT = 1,096,038/9 = 121,782 SF = 2.80 AC			-	-
TOTAL NAOS REQUIRED = 421,852 SF = 9.6788 ACRES			-	-
NAOS PROVIDED			-	451,652 SF
FUTURE NAOS PROVIDED = 451,431 SF = 10.3834 ACRES			17,119 SF	-
TOTAL NAOS PROVIDED = 467,338 SF = 10.729 ACRES, 111% OF REQUIRED				

SETBACK TABLE (R1-130)	AMENDED STANDARDS
FRONT ..... 60.0 FEET	45.0 FEET
REAR ..... 60.0 FEET	50.0 FEET
SIDE ..... 30.0 FEET	25.0 FEET
MIN. LOT WIDTH .....	160.0 FEET



DRAINAGE EASEMENTS

NOTE: THIS MAP OR PLAN IS NOT TO BE USED, REPRODUCED, COPIED, OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF LEMME ENGINEERING, INC.

DESIGNED BY: DB  
GRAPH BY: DB

DATE: 9/29/2004  
SHEET 3 OF 3



LEMM ENGINEERING, INC.  
2001 WEST WILLOW ROAD  
SCOTTSDALE, MARICOPA COUNTY, ARIZONA 85251-4431  
PHONE: (480) 944-1431  
FAX: (480) 944-1431



DESIGNED BY: DB

GRAPH BY: DB

DATE: 9/29/2004

SHEET 3 OF 3

SCALE: HORIZONTAL = 1" = 100'

VERTICAL = 1" = 10'

DATE: 9/29/2004

SHEET 3 OF 3

SCALE: HORIZONTAL = 1" = 100'

VERTICAL = 1" = 10'

DATE: 9/29/2004

SHEET 3 OF 3

SCALE: HORIZONTAL = 1" = 100'

VERTICAL = 1" = 10'

DATE: 9/29/2004

SHEET 3 OF 3

SCALE: HORIZONTAL = 1" = 100'

VERTICAL = 1" = 10'

DATE: 9/29/2004

SHEET 3 OF 3



UNSUBDIVIDED  
R1-190  
PARCEL 12  
GOLDIE BROWN PINNACLE PEAK RANCH  
UNIT TWO PER BOOK 194 PAGE 26 MCR

JOMAX ROAD

ROLL  
CURB (TYP)

ROLL  
CURB (TYP)

NEW 6" WL

NEW 6" WL

SECTION A

SECTION A

LOT 2  
LOT SPLIT PER DKT #88-479697  
R1-130

LOT 3

EX. 12" DIP

118TH STREET

UNSUBDIVIDED

15-PP-2004  
11/8/2004



SECTION A

LANDSCAPE PLAN  
SCALE: 1" = 30'



T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
UNIFORM DESIGN  
1121 East Glendale Ave., Suite 218  
Phoenix, AZ 85016  
(602) 998-1234  
Fax: (602) 998-1235

CANTABRICA

11885 E. JOMAX ROAD

SCOTTSDALE, ARIZONA



YEARLING  
ESTATE'S

MCR 528-35

Site Date  
Scale  
Drawn  
Checked

Revisions

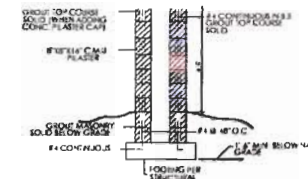
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L1.0 of 3

SCOTTSDALE, ARIZONA



Sheet no.  
L2.0 of 2

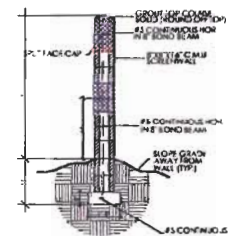


**(6' HIGH PRIMARY THEME WALL ELEVATION)**

N.Y.S.



**N.Y.S.**



**(6' HIGH SITEWALL AND WILDLIFE CORRIDOR ELEVATION)**

N.T.S



N.T.S.

TAM & ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION & CONSENT OF TAM & ASSOCIATES.

**CANTABRICA  
PRELIMINARY PLAT  
11885 E. JOMAX ROAD  
SCOTTSDALE, AZ.**

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.  
  
SEE THE SITE PLAN FOR THE LOCATION OF THE FIRE LANES.  
\_\_\_\_\_
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. PROVIDE A KNOX ACCESS SYSTEM:
  - ☐ A. KNOX BOX
  - ☐ B. PADLOCK
  - ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_
- ☒ 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 7. NUMBER OF FIRE HYDRANTS REQUIRED, -02-. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF \_\_\_\_\_ AT \_\_\_\_\_ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.
- ☐ 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
- ☐ 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x \_\_\_\_\_ (NSHT)
  - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
  - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 15. ALL STREETS & PRIVATE DRIVEWAYS SHALL BE DESIGNED TO A MIN. 100 YEAR STORM FOR EMERGENCY VEHICLE ACCESS.



## **Stipulations for Case: 15-PP-2004**

### **Case Name: Cantabrica**

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **Applicable Documents, Plans, And Relevant Cases**

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

#### **General Documents**

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Lemme Engineering, Inc., dated 10/15/04 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).

#### **Planning Documents**

- c. Each lot shall be constructed to comply with the Amended Development Standards submitted by David L. Shapiro, AIA, dated 06/03/04 by City staff.
- d. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by T.J. McQueen & Associates, Inc., dated 10/15/04 by City staff.
- e. Wall design and location shall be consistent with the Conceptual Walls Design by T.J. McQueen & Associates, Inc., dated 10/15/04 by City staff.
- f. The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by Lemme Engineering, Inc., dated 10/15/04 by City staff.

#### **Engineering Documents**

- g. Preliminary Drainage Report for Cantabrica; prepared by Lemme Engineering, Inc., dated 11-1-04.
- h. Preliminary Plat for Cantabrica; prepared by Lemme Engineering, Inc., dated 10-1-04.

#### **Relevant Cases**

- i. At the time of review, the applicable Zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 32-ZN-1982.

### **Subdivision Plat Requirements**

#### **Subdivision Design**

#### **DRB Stipulations**

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
4. Provide the following note on the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building envelope

exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the construction envelope.

5. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
6. The minimum total NAOS to be dedicated for this project shall be 10.936 acres. Natural Area Open Space as dedicated by this plat will never be allowed to be released or reduced.

#### **Ordinance**

- A. The developer shall provide a separate, dimensioned, building envelope exhibit with the final plat review.
- B. Building height shall be a maximum of **24' measured from existing natural grade**. Building height shall be established by a plane measured vertically above the existing natural terrain elevation prior to grading.
- C. All washes with a 50 cfs or greater flow in a 100-year event shall remain in their natural state and course. Any proposal to alter a wash of 50 cfs or greater flow in a 100-year event shall submit a request to the Zoning Administrator of the City of Scottsdale for approval prior to alteration.
- D. All equipment appurtenant to underground facilities, such as surface mounted utility transformers, pull boxes, pedestal cabinets, service terminals or other similar on-the-ground facilities, shall have an exterior treatment that has a LRV of less than thirty-five (35) percent or otherwise screened from view from adjoining properties.

#### **Street Dedication Requirements**

#### **DRB Stipulations**

7. For the future left turn lane, need to provide 55' roadway easement on the north side of property.

#### **Ordinance**

- E. The developer shall provide the following street rights-of-way:

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>R.O.W. DEDICATION</b>
Jomax Road (Public)	Local Collector	*25' (half street) Construct min. 20' Pavement (half street)
118 <sup>th</sup> Street (Public)	Major Collector	**45' Half street
NAME/Internal Street (Private)	Local Residential	***40' (full width) – per ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street

- \* Jomax is classified as a local collector – 25 foot wide right-of-way. Will have to construct 20-foot half street. Pavement should be wider at 118<sup>th</sup> intersection to align with cross section to west and provide future left turn lane. Have 55' roadway easement on north side of property.

Need to coordinate with project on SWC of Jomax and 118<sup>th</sup> for Jomax construction, or will need to transition across 118<sup>th</sup> from north to south.

- \*\* Construct 118<sup>th</sup> half street as shown. Need transition to half street north of Jomax.

The engineer shall show the trail and the trail easement along the west property line adjacent to the

118<sup>th</sup> Street right-of-way on both the preliminary plat and the grading plan.

\*\*\* Internal street design shall be revised to eliminate the median/island to reduce disturbance to the desert per the ESLO standards.

8. Provide 20' R/W along the southern property line.

### **Easements**

#### **DRB Stipulations**

9. Trail Easement:

Prior to final plan approval, the developer shall dedicate a minimum 15' wide public trail easement at the along the west property line adjacent to the 118<sup>th</sup> Street right-of-way on both the preliminary plat and the grading plan. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.

10. Sight Distance Easements

- a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
- b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.

11. Vehicular Non-Access Easement

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Jomax Road & 118<sup>th</sup> Street except at the approved driveway location.

12. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

13. Emergency Access Easement:

- a. Need to provide 28' Emergency Access Easement over all Private Roadways and all Shared Private Extended Access ways.

14. Boulder Easement:

- a. A boulder easement shall be placed on Lot 1 that covers the extent of the existing boulder outcropping that exists on the lot.
- b. Add the following note on the final plat: A boulder easement has been placed over the boulder outcropping that exists on Lot 1 to protect the unique environmental characteristics of the area for the community. The boulder easement shall at no time be removed or encroached upon.

### **Ordinance**

F. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements



shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

G. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

H. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

I. An Natural Area Open Space Easement (NAOS):

- (1) A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS. NAOS shall be dedicated on final plat.
- (2) Natural Area Open Space areas shown on the NAOS graphic to be dedicated over subdivision tracts shall be dedicated with the final plat.

## **Final Improvement Plan Requirements**

### **PLANNING**

#### **Walls, And Fence Design**

##### **DRB Stipulations**

15. Entry walls and accent walls shall be limited to a height of eight (8) feet unless otherwise approved by the Development Review Board.
16. All solid walls shall be located outside of dedicated NAOS areas.
17. Entry feature walls shall be placed in tracts with a minimum width of fifteen (15) feet that extend from the roadway to the setback line of Lots 1 and 9.

#### **Ordinance**

- J. All wall and fence colors shall not exceed a light reflective value of 35 percent. All wall and fence colors shall not exceed a value of six (6) and a chroma of six (6) as indicated in the *Munsull Book of Color* on file in the Planning Systems department.
- K. Site walls where permitted by this ordinance shall be setback a minimum of fifteen (15) feet from any side or rear property line.
- L. Walls shall not exceed six (8) feet in height except that walls within a front yard setback shall not exceed three (3) feet in height measured from existing natural grade.

#### **Natural Area Open Space (NAOS)**

##### **DRB Stipulations**

18. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS.
19. NAOS shall not be dedicated within 5-feet of any building
20. NAOS areas dedicated within 10-feet of any building shall considered revegetated NAOS.
21. NAOS areas dedicated within 5-feet of any wall shall considered revegetated NAOS.
22. Add the following note on final plat: This plat has dedicated a total of 10.936 acres of NAOS. Natural Area Open Space as dedicated by this plat will never be allowed to be released or reduced unless equal size and quality NAOS area is provided.

23. All areas of NAOS shown on NAOS exhibit, excluding those areas within the current 55' roadway easement on northern site boundary, shall be dedicated with final plat. Areas of NAOS currently within boundaries of 55' roadway easement on Lots 1 and 9 shall be dedicated at time of those lot's development. The amount of NAOS to be dedicated by Lot 1 at time of development shall be approximately 8,197 square feet. The amount of NAOS to be dedicated by Lot 9 at time of development shall be approximately 8,922 square feet.
24. Add the following note on the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
25. Add the following note on the final plat: The homeowners association shall maintain any NAOS located within a common tract owned by the homeowners association. Responsibility for maintenance of any NAOS located on individual lots (on-lot NAOS) shall be that of the individual property owner.

**Ordinance**

- M. Any area designated as NAOS that is to be disturbed for construction shall be counted as revegetated NAOS and shown on NAOS exhibit as such.
- N. The maximum allowable revegetated NAOS per lot shall not exceed thirty (30) percent of the total NAOS required for the lot.
- O. The maximum allowable revegetated NAOS for the entire subdivision shall not exceed thirty (30) percent of the total NAOS required for the subdivision.
- P. NAOS dedications shall not be accepted within roadway easements.

**Construction Envelope Exhibit****DRB Stipulations**

26. Add the following note the final construction envelope exhibit: "Modification to the building envelope exhibit shall require the approval of the Development Review Board."

**Ordinance**

- Q. The developer shall provide a separate dimensioned construction envelope exhibit with the improvement plan review.
- R. The construction envelope for each lot shall not encroach closer than fifteen (15) feet to any side or rear property line unless otherwise permitted.
- S. The construction envelope exhibit shall clearly show the location(s) of the boulder feature(s) and indicate the required non-development 10-foot setback.
- T. With the exception of driveways, proposed construction envelopes shall not exceed the minimum required front setbacks for the subdivision.

**Landscape Design****DRB Stipulations**

27. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
28. Salvaged vegetation shall be incorporated into the landscape design.
29. All disturbed areas shall be re-landscaped with plant material and plant densities to match the adjacent undisturbed desert.

30. The developer shall provide trees, shrubs, ground cover, saguaros, barrel cactus, and ocotillos within the retention basins consistent with the existing natural plant densities of the adjacent undisturbed desert.
31. Trees shall not be provided in the Public Utility Easements.
32. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
33. Median improvements on private roadways shall be landscaped with roadway improvements. All plant material shall be on the ESLO and ADWR Phoenix AMA plant lists.
34. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.

**Ordinance**

- U. All plant material utilized to revegetate disturbed areas shall be plant material selected from the City of Scottsdale's Environmentally Sensitive Lands Indigenous Plant palette, unless otherwise permitted under the Environmentally Sensitive Lands Ordinance.

**Exterior Lighting Design****DRB Stipulations**

35. No lighting shall be permitted in dedicated NAOS easements.
36. All exterior luminaries, with the exception of the entry wall luminaries, shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.

**Ordinance**

- V. Entry wall mounted lighting lamps shall not exceed fifty (50) watts for incandescent and compact fluorescent lamp types, and twenty-five (25) watts for halogen lamp types.
- W. Entry wall mounted lighting shall not exceed a height of six (6) feet.
- X. All exterior lighting below three (3) feet in height shall be fully shielded.

**Additional Planning Items****DRB Stipulations**

37. Flagpoles, if provided, shall be one piece, conical, and tapered.
38. As part of the sales of any residential lot adjacent to a public trail, or path the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, or path.

## **ENGINEERING**

**Drainage And Flood Control****DRB Stipulations**

39. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
  - a. Any conceptual or substantial changes not consistent with the Cantabrica Preliminary Drainage Report; prepared by Lemme Engineering, shall require an addendum to this Preliminary Drainage Report; subject to review and approval by the city staff.
  - b. Addendum generated shall be added to the appendix of the Cantabrica Final Drainage Report.



- c. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
- 40. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
- 41. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical.
- 42. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
- 43. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
- 44. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
- 45. Provide positive drainage away from walks and curbs along all streets.
- 46. Riprap shall be indigenous stone.
- 47. All exposed cut and fill shall be treated with eonite or equivalent.

#### **Ordinance**

- Z. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- AA. If full storage of the 100 year, 2 hour storm event is not provided, then application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.
- BB. Other Stormwater Storage:
  - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
  - (2) Drywells are not allowed.
- CC. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

### **Roadway, Intersection, And Access Design**

#### **DRB Stipulations**

48. Streets and other related improvements:

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKE PATH, SIDEWALK, TRAILS</b>
Jomax Road (Public)	Local Collector	Construct min. 20' Pavement (half street)	18" Ribbon Curb or Match ex.	5' side walk if Roll Curb
118 <sup>th</sup> Street (Public)	Major Collector	Half street Improvement	Roll Curb	8' Trail
NAME/Internal Street (Private)	Local Residential	See ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street	18" Ribbon Curb	None

Need to construct water and sewer lines in 118<sup>th</sup> Street.

49. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual.
50. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

#### **Ordinance**

- DD. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- EE. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

### **Trails And Paths**

#### **DRB Stipulations**

51. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 10 foot wide public trail within the public trail easement. The trail shall be buffered from parking areas and from vehicles as much as possible.
52. The developer shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
53. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.

**Ordinance****Refuse****DRB Stipulations**

54. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

**Ordinance**

- FF. Underground vault-type containers are not allowed.
- GG. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- HH. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**Water And Wastewater Stipulations**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

**DRB Stipulations**

55. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - Identify the timing of and parties responsible for construction of all water facilities.
  - Include a complete description of requirements relating to project phasing.
  - Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
56. BASIS OF DESIGN REPORT (SANITARY SEWER). ). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
  - Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
  - Include a complete description of requirements relating to project phasing.
  - Clearly identify water sampling station locations as applicable.
57. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.
58. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments

shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.

59. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

### **Water**

#### **Ordinance**

- II. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

### **Wastewater**

#### **Ordinance**

- JJ. Privately owned sanitary sewer shall not run parallel within the waterline easement.

### **Bridge/Wash Crossing And Head Wall Design**

#### **DRB Stipulations**

60. All concrete headwalls and drainage structures shall be integrally colored to blend with the colors of the surrounding natural desert.
61. Bridges:
- a. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.

#### **Ordinance**

### **Additional Engineering Items**

#### **DRB Stipulations**

#### **Ordinance**

## **Construction Requirements**

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### **As-Builts**

#### **DRB Stipulations**

63. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
64. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
65. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
66. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet



structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

**Summary Of Development Standards**

<b>Subdivision Name</b>	Cantabrica
<b>Zoning</b>	R1-130 ESL

	<b>Ordinance Requirements</b>	<b>Maximum Reduction Allowed</b>	<b>Amended Standards</b>	<b>(%) Proposed Reduction</b>
Min. Lot Area	130,000 sf	25%	103,000 sf	21%
Min. Lot Width				
Standard Lot	200'	25%	160'	20%
Flag Lot	---	---	---	---
Maximum Building Height	24'	---	24'	---
Min. Yard Setbacks				
Front Yard				
Front (to face of building)	60'	25%	45'	25%
Front (to face of garage)	60'	25%	45'	25%
Front (corner lot, side street)	60'	25%	45'	25%
Front (corner lot, adjacent to key lot, side street)	60'	25%	45'	25%
Front (double frontage)	60'	25%	45'	25%
Side Yard				
Minimum	30'	25%	25'	17%
Minimum aggregate	60'	25%	50'	17%
Rear Yard				
Standard Depth	60'	25%	50'	17%
Min. Depth (% of difference which can be occupied)	---	---	---	---
Patio*	---	---	---	---
Distance Between Buildings (Min)				
Accessory & Main	10'	25%	10'	---
Main Buildings/Adjacent Lots	60'	25%	50'	17%
Maximum Wall Height				
Front	3'	---	3'	---
Side	8'	---	8'	---
Rear	8'	---	8'	---
Corner side not next to key lot	8'	---	8'	---
Corral fence height (on prop line)	6'	---	6'	---
Development Perimeter Setbacks:				
Notes & Exceptions				
All solid walls shall be setback a minimum of fifteen (15) feet from a side or rear property line.				